

Fairway Estates

SUBDIVISION NO. 1

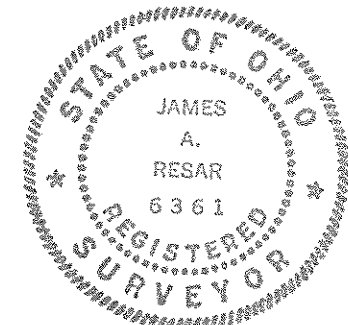
BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 24, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 16.9955 ACRES OF LAND OF WHICH 2.6392 ACRES ARE IN STREETS AND 0.7342 ACRES ARE IN BLOCK "A", AND 13.6221 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 27, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO MARION AND PAULINE MARSIGLIA AND DESCRIBED IN VOLUME 1381, PAGE 65, LORAIN COUNTY DEED RECORDS.

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

RESAR & ASSOCIATES, INC.
Consulting Engineers
24629 Detroit Road
Westlake, Ohio 44145

- LEGEND
- IRON PIN SET •
- IRON PIN FOUND ◦
- MONUMENT BOX ♦

James A. Resar, P.E., P.S.
JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR #6361



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18th DAY OF July, 1994.

Steve C. Zind P.E., P.S.
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF July, 1994.

Paul Band
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 1994. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Edward Kaptanish
COUNCIL PRESIDENT

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.002
OHIO REV. CODE
JUL 21 1994
Julian A. Pjor
JULIAN A. PJOR
LORAIN COUNTY AUDITOR

OWNERS CERTIFICATE AND ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, DOVERWOOD ESTATES INC. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS FAIRWAY ESTATES SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 27 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS FAIRWAY DRIVE 60 FT. WIDE AND GREENVIEW COURT 60 FT. WIDE. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, WE, DOVERWOOD ESTATES INC. BY H. L. SCHNEIDER PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 14 DAY OF July 1994.

H. L. Schneider
DOVERWOOD ESTATES INC.
H. L. SCHNEIDER, PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF July 1994.

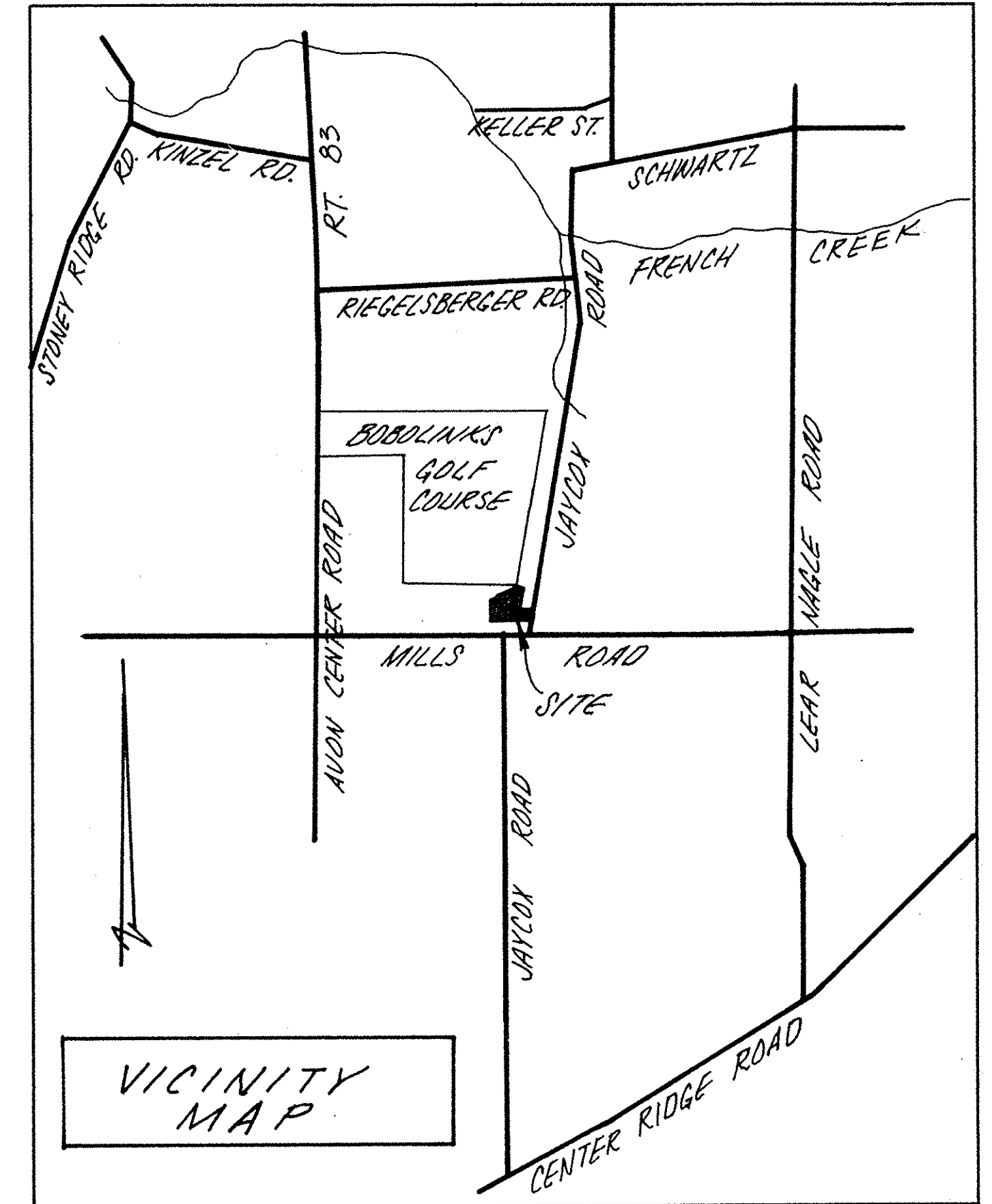
Sharon Goshorn
NOTARY PUBLIC
MY COMM. EXPIRES 6-17-97

SHARON GOSHORN
Notary Public, State of Ohio, Exp. 6-17-97

DATE: DECEMBER, 1993
SCALE: AS NOTED
SHEET NO. 1 OF 2

INDEX TO SHEETS

SHEET NO. 1 COVER SHEET
SHEET NO. 2 SUBLOTS 1 THRU 28



UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURY TELEPHONE COMPANY, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

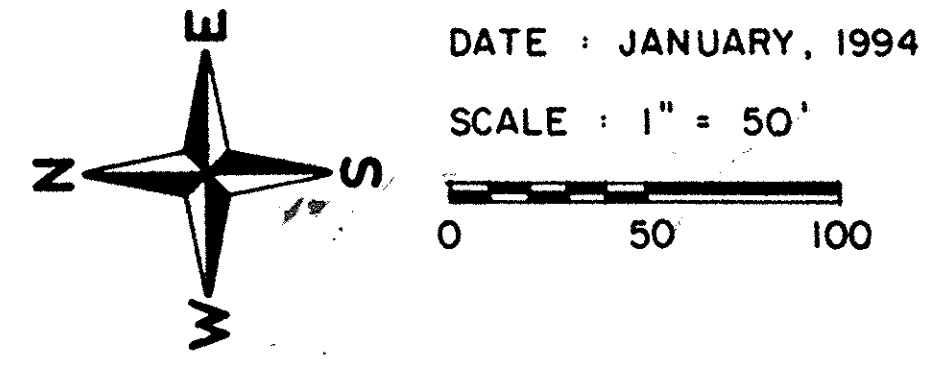
UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

RECORDED
JUL 21 1994
at 2:39 P.M. in RECORDS
VOL. 53 MARY ANN JAMISON
PAGE 446 Lorain County Recorder
Buy Jim Resar
8640
LORAIN COUNTY RECORDER

H. L. Schneider
DOVERWOOD ESTATES INC.
H. L. SCHNEIDER, PRESIDENT

CENTURY TELEPHONE CO
CABLEVISION
**LORAIN COUNTY TAX
MAP DEPARTMENT COPY**



DATE: JANUARY, 1994

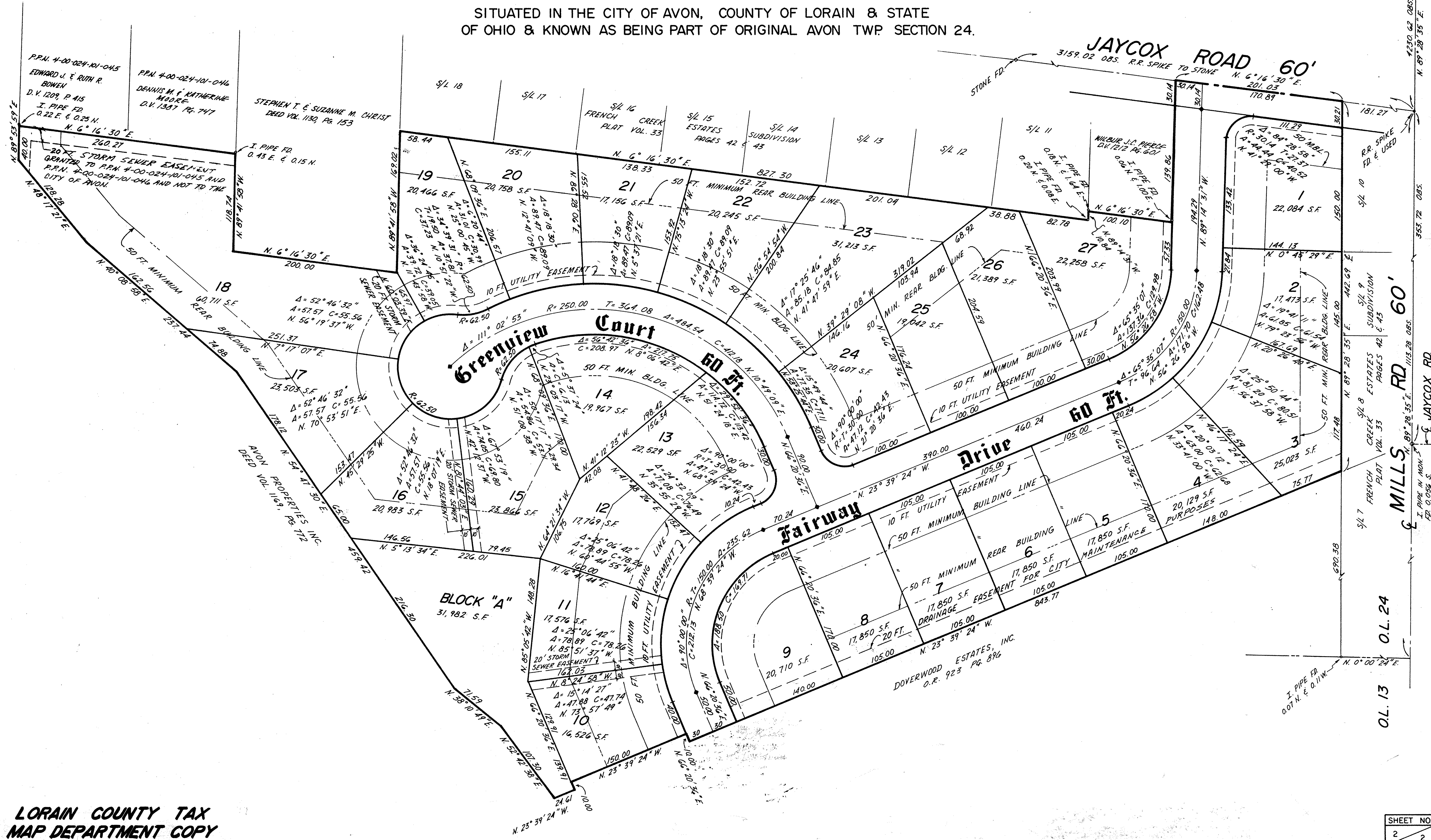
SCALE: 1" = 50'

Fairway Estates

SUBDIVISION NO. 1

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL AVON TWP SECTION 24.

LEARNAGLE RD.
R.R. SPIKE FD. & USED



LORAIN COUNTY TAX MAP DEPARTMENT COPY

SHEET NO. 2